

**Chapter 27.05**

**DEDICATIONS AND RESERVATIONS**

**Sections:**

- 27.05.010 Public Easements.**
- 27.05.020 School Site Dedication.**
- 27.05.030 Reservations.**
- 27.05.010 Public Easements.**

(a) Public Easements. As a condition of approval of a map, the subdivider shall dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision or development that are needed for streets, alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements. The subdivider shall improve or agree to improve all streets, alleys, including access rights and abutters' rights, drainage, public utility easements and other public easements.

(b) Bicycle Paths. As a condition of approval of a map containing two hundred (200) or more parcels, whenever the subdivider is required to dedicate roadways to the public pursuant to §27.05.010(a), he may also be required to dedicate such additional land as may be necessary and feasible to provide bicycle paths for the use and safety of the residents of the subdivision.

(c) Waiver of Direct Access to Streets. A condition of approval of a map may impose a requirement that any dedication or offer of dedication of a street shall include a waiver of direct access rights to such street from any property shown on a final map as abutting thereon, and that if the dedication is accepted such waiver shall become effective in accordance with the provisions of the waiver of direct access. (Ord. 3790 §1, 1975.)

**27.05.020 School Site Dedication.**

As a condition of approval of a map, the subdivider may be required to dedicate to the school district, or districts, within which the subdivision is to be located, such land as the City Council shall deem to be necessary for the purpose of constructing thereon such elementary schools as are necessary to assure the residents of the subdivision adequate public school service. The procedures and conditions of such dedication shall be in accordance with Article 3 of Chapter 4 of the Subdivision Map Act. (Ord. 3790 §1, 1975.)

**27.05.030 Reservations.**

(a) Requirements. As a condition of approval of a map, the subdivider shall reserve sites, appropriate in area and location, for parks, recreational facilities, fire stations, libraries or other public uses according to the standards and formula contained in this section.

(b) Standards and Formula for Reservation of Land. Where a park, recreational facility, fire station, library, or other public use is shown on an adopted specific plan or adopted General Plan containing a community facilities element, recreation and parks element and/or a public building element, the subdivider may be required by the City to reserve sites as so determined by the City in accordance with the definite principles and standards contained in the above specific plan or General Plan. The reserved area must be of such size and shape as to permit the balance of the property within which the reservation is located to develop in an orderly and efficient manner. The amount of land to be reserved shall not make development of the remaining land held by the subdivider economically unfeasible. The reserved area shall conform to the adopted specific plan or General Plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period.

(c) Procedure. The public agency for whose benefit an area has been reserved shall at the time of approval of the final map or parcel map enter into a binding agreement to acquire such reserved area within two (2) years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement.

(d) Payment. The purchase price shall be the market value thereof at the time of the filing of the tentative map plus the taxes against such reserved area from the date of the reservation and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area.

(e) Termination. If the public agency for whose benefit an area has been reserved does not enter into such a binding agreement, the reservation of such area shall automatically terminate. (Ord. 3790 §1, 1975.)